


MARY LOUISE NICHOLSON
COUNTY CLERK

PROPERTY OWNERS ASSOCIATION 5th AMENDED MANAGEMENT CERTIFICATE FOR
SOUTHWIND COMMUNITY ASSOCIATION, INC.

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.

This amends all prior Management Certificates filed for this association.

Per Texas Property Code 209.004 "The County Clerk of each county in which a Management Certificate is filed as required by this section shall record the Management Certificate in the real property records of the county and index the document as a "Property Owners' Association Management Certificate"

State of Texas §

County of Tarrant §

1. Name of Subdivision: Southwind
2. Subdivision Location: Tarrant County
3. Name of Homeowners Association: Southwind Community Association, Inc.
4. Recording Data for Association: Final Plat filed in Cabinet A, Slide 9856-9858 on 1/21/05
5. Recording Data for Declaration: Declaration of Covenants, Conditions and Restrictions for Southwind Community, Recorded in the Property Records of Tarrant County, Texas as Instrument No. D205262150 on 9/2/05.
6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowner's association:

Notice of Filing of Dedicatory Instruments for Southwind Community Association, Inc. are filed under Document No. D208230462

Amendment to First Supplemental Notice of Filing of Dedicatory Instruments and Collection Policy for Southwind Homeowners Association, Inc. is filed under Document No. D218033844

Residential Design Guidelines for Southwind Community Association, Inc. is filed under Document No. D205262169

Articles of Incorporation for Southwind Community Association, Inc. is filed under Document No. D212039640

Policy Manual for Southwind Community Association, Inc. is filed under Document No. D212008094

Southwind Community Association, Inc. Billing Policy and Payment Plan Guidelines are filed under Document No. D218188229

Update Mailing Address and Contact Information filed under Document No. D218208616

Southwind Community Association, Inc. Violation Enforcement Resolution is filed under Document No. D218222834

Update Mailing address and contact information as filed under Document No. D220014073

7. Mailing Address and Contact Information for the Association and the Managing Agent:

Spectrum Association Management
17319 San Pedro Ave, #318
San Antonio, TX 78232
contact@spectrumam.com
210-494-0659
www.spectrumam.com/homeowners

8. Fee(s) related to Property Transfer:

- Administrative Transfer Fee - \$200.00
- Resale Package = \$375.00
 - Rush for Resale Package:
 - 1 business day = \$120.00 / 3 business days = \$95.00
 - Add a Rush to an existing order = \$75.00 + Cost of a Rush
 - Update for Resale Package:
 - 1-14 days = \$15.00 / 15-180 days = \$50.00
- Statement of Account only = \$120.00
 - Rush for Statement of Account only:
 - 1 business day = \$110.00 / 3 business day = \$85.00
 - Update for Statement of Account only:
 - 1-30 days - No Cost / 31-45 days = \$50.00 / 46-90 days = \$50.00
- Capitalization fee= equals .25% of home sale amount from Seller

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate, and performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION, OR TO REPORT EVERY PIECE OF INFORMATION PERTINENT TO THE SUBDIVISION. NO PERSON SHOULD RELY ON THIS CERTIFICATE FOR ANYTHING OTHER THAN INSTRUCTIONS FOR CONTACTING THE ASSOCIATION IN CONNECTION WITH THE TRANSFER OF TITLE TO A HOME IN THE SUBDIVISION. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.

Signed this 27 day of October, 2021.

Southwind Community Association, Inc.

By: [Signature]
Shelby Schilleci (of Spectrum Association Management), Managing Agent

State of Texas §

County of Bexar §

This instrument was acknowledged and signed before me on 27
October, 2021 by Shelby Schilleci, representative of Spectrum Association

Management, the Managing Agent of Southwind Community Association, Inc., on behalf of said

association.

[Signature]
Notary Public, State of Texas

After Recording, Return To:
Spectrum Association Management
Attn: Transitions
17319 San Pedro Ave., Ste. #318
San Antonio, TX 78232

